

MINUTES OF THE REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION

January 11, 2018
9:30 a.m.

Board of Supervisors Auditorium
301 W. Jefferson Street
Phoenix, Arizona

MEMBERS PRESENT:

Mr. Greg Arnett, Chairman
Ms. Jennifer Ruby, Vice Chairperson
Mr. Nathan Andersen
Mr. Bruce Burrows
Mr. B.J. Copeland (arrived 9:34 a.m.)
Mr. Broc Hiatt
Mr. Jimmy Lindblom

MEMBERS ABSENT:

Mr. Michael Cowley

STAFF PRESENT:

Mr. Darren Gerard, Planning Deputy Director
Mr. Michael Schwartz, Planning Intern
Ms. Rosalie Pinney, Recording Secretary

COUNTY AGENCIES:

Mr. Robert Swan, County Attorney

CONTINUANCE:

Z2017083, Z2016095

CONSENT:

Z2017077

Meeting called to order at 9:31 a.m.

Chairman Arnett requested the election of officers for 2018.

BOARD ACTION: Chairman Arnett nominated Vice Chairperson Ruby to serve as chair, Commissioner Hiatt second. Approved 6-0.

BOARD ACTION: Chairperson Ruby nominated Commissioner Andersen to serve as Vice Chair. Approved 6-0.

Chairperson Ruby asked if there were any changes or comments to the November 30, 2017 minutes, none.

COMMISSION ACTION: Chairperson Ruby approved the November 30, 2017 minutes as written.

CONTINUANCE AGENDA

Special Use Permit - Z2017083

District 5

Applicant: Jeff Stephens – Searer, Robbins, & Stephens
Location: Generally located about 250' north of the NEC of Saddle Vista Rd. and Mulberry Dr. alignment on the east side of Saddle Vista Rd. in the Tonopah area
Request: Special Use Permit (SUP) to allow a youth retreat center – Arizona FACTS of Life

Zoning - Z2016095

District 5

Applicant: Marcelino Hernandez
Location: Generally located at the southwest corner of 67th Ave. & Lower Buckeye Rd. in the Santa Maria area
Request: Zone change from Rural-43 to C-2 CUPD – Hot Dogs El Guero

Mr. Gerard presented the continuance agenda.

COMMISSION ACTION: Commissioner Burrows motioned to continue Z2017083 and Z2016095 to February 8, 2018. Commissioner Hiatt second. Approved to continue 7-0.

CONSENT AGENDA

Zoning - Z2017077

District 1

Applicant: Stephen C. Earl, Earl, Curley & Lagarde
Location: Generally located approximately 1,100' west of the southwest corner of Center St. & Lehi Rd. in the Mesa area
Request: Zone Change from IND-2 to IND-2 IUPD for an off-site advertising sign (billboard) – Clear Channel Outdoor Sign Relocation

Mr. Gerard presented the consent agenda.

COMMISSION ACTION: Commissioner Arnett motioned to approve Z2017077 with conditions 'a' – 'g'. Commissioner Lindblom second. Approved 7-0.

Z2017077 conditions;

- a. Development of the site shall be in conformance with the Site Plan entitled, "Site Plan for Minor Accessory Construction", consisting of 2 full-size sheets, stamped received on December 11, 2017 except as modified by the following conditions.
- b. Development of the site shall be in conformance with the Narrative Report entitled, "Clear Channel Outdoor", consisting of 16 pages, stamped received December 11, 2017 except as modified by the following conditions.

- c. The following IND-2 IUPD standards shall apply (to the billboard only):

Minimum Front Setback: 0' (adjacent to Lehi Rd. and Loop 202)

Maximum Height: 48' (includes lighting/illumination)

Maximum Sign Area: 672 sq. ft.

Minimum Sign Separation: 500'

Minimum Setback to a Rural or Residential Zoning District for Illuminated Sign: 0'

Minimum Setback to a Rural or Residential Zoning District: 0'

- d. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.
- e. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- f. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- g. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

Chairperson Ruby adjourned the meeting at 9:36 a.m.

Prepared by Rosalie Pinney
Recording Secretary / Administrative Assistant
January 11, 2018